

UNITED STATES BANKRUPTCY COURT
EASTERN DISTRICT OF PENNSYLVANIA

IN RE:

PARTRICIA ANN CARPENTER : Chapter 13
Debtor : Bankruptcy No: 19-14983

ORDER

AND NOW, upon consideration of the Debtor's Motion to Sell Real Estate Free and Clear of Liens and Encumbrances, and the approval of the real estate commission it is hereby **ORDERED** and **DECREED** that the sale of the real estate for \$140,000.00. Is **APPROVED** and the Debtor's Motion is **GRANTED**.

It is further **GRANTED** that the proceeds are to be disbursed to pay the ordinary and customary closing costs, including but not limited to pro ration of realty taxes, realtor commission, etc.; the mortgage liens to M&T Bank and EXP Realty, LLC, are to be paid in full; M&T Bank will be paid in full subject to a proper payoff quote at the time of closing and closing is required within 30 days of the payoff quote or a new payoff quote is required; and any net proceeds remaining after the liens, transfer taxes, real estate commission(s), customary closing costs, and debtors limited exemption of \$23,675.00 are deducted should be paid to the Chapter 13 Trustee's Office by the title company at the closing. The Trustee will receive \$8,806.43 from the sale.

The real estate commission is based on the final sale price minus the 6% Seller Assist.

All liens and mortgages are to be paid in full.

BY THE COURT:



Date: August 19, 2021

PATRICIA MAYER,
UNITED STATES BANKRUPTCY JUDGE